

45 however the colors would mirror those of the existing development. Ms. Dragulski questioned the
46 use of space inside the main roof of the building. Mr. Rowling explained the space could be used
47 for vaulted ceilings in some of the units, however some of it would be vacant. Ms. Dragulski stated
48 the originally approved elevation of the structure differed greatly from the new proposal and that
49 the volume within the roof should have been utilized in a more efficient manner. Ms. Rice inquired
50 about the impact to sight lines to the Heublein Tower given the mass of the building. Mr. Rowling
51 stated the adjacent building had the same height and mass as the proposed and as such the view
52 would be obstructed similar to when that was constructed. Ms. Lang emphasized how important
53 the view of the ridgeline is to the residents of Simsbury and that the roof should be lowered due to
54 the space being mostly vacant. No public comment was received. Chairman Antonio asked about
55 the materials proposed for the roofing. Mr. Rowling confirmed the project would use a
56 combination of asphalt shingles and standing metal seam roofing. Chairman Antonio stated the
57 square footage of the proposed was 8750 versus 8000 of the original proposal. Chairman Antonio
58 continued to inquire about the parking layout of the project. Mr. Donohue stated the parking
59 exceeded the requirements as shown in documents provided with the application. Mr. Rowling
60 expressed the parking standards were 1.85 spaces per unit and the proposed plans were for over 2.
61 Chairman Antonio made a motion to provide a positive referral to approve application 21-27. Ms.
62 Beal seconded.

63

64 **MOTION:** Two in favor, three opposed, no abstentions. (2-3-0) Motion denied.

65

66 2. **Application# 21-30** – of Dorset Crossing LLC, Applicant; David S. Ziaks P.E.,
67 Agent; Sign Plan Approval for the construction of two multi-unit residential
68 housing buildings on the property located at 115&130 Casterbridge Crossing
69 (Assessor’s Map H04, Block 403, Lot 13A-G) Zone PAD.

70

71 Chairman Antonio read the application to the Commission. Mr. Ziaks presented the application to
72 the Commission and explained the proposed sight plan was smaller than the original. Mr. Knisely
73 presented the architectural plan to the Commission and stated the proposed plans included 3 floors
74 of 2-bedroom flat units with den spaces and exterior decks. Ms. Rice asked about a patio space for
75 the first-floor units as there was nothing in the renderings. Ms. Lang recommended the project
76 utilize harmonious materials found in other buildings throughout Simsbury including red stone.
77 Ms. Beal stated the project should incorporate more variety in the architecture to improve the
78 overall aesthetic of the building. Ms. Dragulski agreed with the comments made by Ms. Beal citing
79 there should be more variety in building layout. Chairman Antonio inquired about the Fire
80 Marshal’s comments on the greenway on the landscaping plan. Mr. Ziaks stated the Fire Marshal
81 advised the building should elevate the fire protection systems to the highest level in order to leave
82 the greenway as is. The applicant received the board comments and will represent at the next
83 regularly scheduled meeting in March.

84

85 3. **Application #22-03** of Simsbury Public Schools c/o Jason Casey, Applicant;
86 SLR International Corporation, Agent; Special Exception and Site Plan
87 Amendment pursuant to sections 3.4 and 6 of the Simsbury Zoning Regulations
88 for development in the floodplain related to the reconstruction of the existing
89 grandstand and press box for the property located at 34 Farms Village Road
90 (Assessor’s Map F11 Block 148 Lot 016). Zone R-40.

91
92 Chairman Antonio read the application to the Commission. Mr. Hazel noted the proposed plans
93 considered the abutting properties when drafting this proposal including site visits to ensure abutter
94 satisfaction was met. The plans include bolstering the vegetative screening on the property while
95 replacing previously damaged plantings. Mr. Hazel described how the concrete building in the
96 existing structure would be removed allowing for a more open façade. The grand stands would be
97 shortened and lengthened to allow for ADA access ramps to be installed along with privacy fencing
98 to lessen the impact on the abutting properties. Chairman Antonio inquired about the color scheme
99 for the press box and recommended it be painted a dark blue to match the school colors. Ms. Lang
100 asked about any proposed changes to lighting for the stands. Mr. Hazel stated there were no plans
101 for changing the lighting at the site. Chairman Antonio asked about the screening materials
102 proposed. Mr. Hazel noted the plans were for a dark fabric screening that could be easily replaced
103 if it was damaged. Chairman Antonio made a motion to approve application 22-03 with the
104 conditions that the special exception is not valid until the notice of grant is filed with the Simsbury
105 Town Clerk and that the site development is subject to these conditions: an administrative zoning
106 permit is required for construction, the Commission authorizes the Staff to approve minor changes
107 to the approved plans such as landscaping, grading, etc. said changes are to be made in writing to
108 Staff and approved prior to implementation and that the color of the press box would be dark blue.
109 Ms. Lang seconded.

110
111 **MOTION:** All in favor, no opposed, no abstentions. (5-0-0)

112 113 **III. PRELIMINARY DISCUSSION**

114 **1. 33 Mountain View Drive - Latimer Lane School Renovations**

115
116 Mr. Cegan provided an overview of the plan including updating the landscaping for the site and
117 creating more outdoor learning spaces. Mr. Cegan stated the project would include an outdoor
118 amphitheater and an outdoor classroom within the site layout. The renovation plan included a
119 heavy importance on outdoor play areas for the students through both grassy and paved sections
120 of the property. Mr. Cegan also described the efforts for separation and screening that were
121 included around the play areas that border the roads. Ms. Rice left the meeting. Mr. Hopkins
122 stated that the plan also features an accessible pathway out to the recreation field to improve the
123 site mobility. Mr. Hopkins reviewed the materials utilized in the plans including brick veneer
124 that mirrors the existing color, and a mixture Ironspot black and beige brick for the Gymnasium.
125 Mr. Hopkin continued by stating the proposed plans also used formed metal wall panels, glazing
126 curtain wall systems, polycarbonate panels, and metal-clad wood soffits throughout the building.
127 Ms. Beal questioned the security concerns for the cafeteria glazing surround. Mr. Hopkins stated
128 they would review the security protocols and incorporate school guard layers within the glazing
129 assembly.

130 131 **IV. APPROVAL OF MINUTES from January 03, 2022 regular meeting**

132
133 Chairman Antonio tabled the approval of the minutes from January 03, 2022 until the next
134 regularly scheduled meeting.

135 136 **V. GENERAL COMMISSION BUSINESS**

137 **1. Appointments to Design Review Board**

138

139 **VI. ADJOURNMENT**

140 Chairman Antonio made a motion to adjourn the meeting. Ms. Beal seconded.

141 **MOTION:** All in favor, no opposed, no abstentions. (4-0-0)

142

143 Chairman Antonio adjourned the meeting at 6:51pm.